

STEEPLECHASE

2022 JANUARY BOARD MEETING

DATE: 1/6/2022

TIME: 6:00 PM

LOCATION: Clubhouse

MINUTES

- I. CALL TO ORDER: The meeting was called to order at 6:05 by David Shibilina
- II. ATTENDANCE W/ ROLL CALL: David Shibilina, James Gribble, Jon Nettle, and Mike Blevins. Not present – Adam Bell and Jason Noble.
- III. OWNER OPEN FORUM:
- IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES: Jon motioned to approve the minutes and Michael seconded the motion. The minutes were approved unanimously.
- V. MANAGEMENT REPORT
 - a. Last Month's Financials were e-mailed out to the board on December 10, 2021
 - i. Current Account Balances
 1. Operating Account - 12/30/2021 - \$23,007.59
 2. 4 CDs at Victory Bank
 - a. Victory 6 Month \$12,661.50 - 2/27/2022
 - b. Victory 9 Month \$25,863.87 – 8/27/2022
 - c. Victory 8 Month \$25,668.19 – 3/27/2022
 - d. Victory 12 Month \$25,634.37 – 8/27/2022
 - ii. Delinquent Accounts
 - a. Total Resident Outstanding: \$3,680
 - i. Kevin noted this is the lowest level of delinquency in the association since taking over management of the association.
 - b. Management Updates
 - i. Liability from Reserve
 1. Kevin also noted that on the balance sheet there was a balance of \$5750 that was borrowed from reserve back in 2019 before fees increased to cover operating costs. This year the association was able to pay that back and now that liability has been removed from the balance sheet.
 - ii. Christmas Lights
 1. The Christmas lights were not working, and the issue was related to the company using the outlet for the pool lights. Kevin ran an extension cord and had them operational. The lights are coming down on Friday, so Kevin unhooked the electric to them tonight, so the company did not run off with the timer and extension cords that belonged to the association.
 - iii. Pool Construction
 1. Kevin reached out and received some basic information for building a new pool. That is under new business.
 - iv. Cable TV

1. The cable box was an outdated version in the clubhouse and stopped working. Kevin coordinated with Spectrum for them to replace it with an updated model.
- v. Rentals
 1. Kevin had a resident try to rent the clubhouse out on Christmas for the next 5 years in a row. The longest the association lets rentals occur is 1 year out. Generally, most HOAs only do 3 – 6 months in advance. The board asked about the holidays and the clubhouse usage and on the actual holiday there is not as much demand as the weeks leading up to the holidays. The board agreed that they should keep it at a one-year rental.

VI. OLD BUSINESS:

- a. Sediment Removal
 - i. Kevin noted that the grass will be planted in the spring.
- b. Plaque for Wayne Hampton
 - i. Kevin presented a few options for a plaque that the board could choose for Wayne and the board decided that they could put the award in the plaque box, and it could look something similar to what people get in award ceremonies.
- c. Plaque box near flags
 - i. The plaque box has been delivered and Charlie Brown suggested a few options and the board chose to go with the option with the board being inserted into an opening of the gazebo.
- d. Aeration system/Noise
 - i. Kevin asked if they were still noticing issues with the aeration noise/vibrations and the board said that they needed to go back into the gazebo to double check it.
- e. Overall CCR and By-Law Revisions: Driveway Extensions & Emergency Vehicles
 - i. Before the meeting Kevin compiled and sent out Jeff's suggested revisions and some options for the board to review as well. The board is going to review them and also review the documents to see if there are other bylaw/declaration changes. The goal is to decide on what changes should be made at the February meeting.
- f. Additional Street Lights
 - i. The contract was returned to Duke to add in the three new streetlights on Wynfair. Once that is scheduled, they should be making Kevin aware of those updates.
- g. Punching Bag - \$250 (Image below)
 - i. The board liked the suggestion of the punching bag going in the place of the chin up machine. The board asked that Jason bring that to the gym, and they can arrange the location at the next meeting.
- h. Walking Path Repairs
 - i. Kevin has one quote so far for repairs. Right now, Kevin is getting repair quotes for the walking path by the clubhouse that leads to Foxhunt, the parking lot, and repairs to root damage around the retention basin.

VII. NEW BUSINESS:

- a. Vitastim

- i. Kevin noted that every year they have been using Vitastim to help reduce the primrose and eat up the organic material. The board agreed they have seen some improvement from the amount of primrose and agreed to approve the Vitastim for the retention basin. The cost increased from last year of around 2.5k to 2.8k.
- b. Pool Repairs – Approve final \$5,840.21 invoice
 - i. The final pool repairs were completed, and the final invoice is due. The board approved the payment unanimously.
- c. New Pool
 - i. Kevin had communicated to the board regarding pricing if they were taking the pool offline to construct a larger pool. The price tag was around \$600,000 on the low side of everything that is needed to get the pool constructed. For a project like that they would need to take out a loan. Mike talked about doing a fiberglass option that might be cheaper and the board discussed options of doing a pool at the corner of Grand National and Wooded Knoll Dr. There was discussion of also creating additional workout space and making it so there is only a pool house concept versus a clubhouse. Kevin didn't know about fiberglass being an option for a commercial facility but would look into as an option along with basic pricing for something in that location.
- d. Open Board Position
 - i. Brittany Jackson stepped down from the board a few days ago due to conflicts with her work schedule. The board discussed protocol. The board is going to reach out to the previous owners that ran for the board spots along with the entire community to see if anyone is interested in running. The board would decide at the February meeting on who to nominate for the board based on those that are interested in being on the board.
- e. Blevins – Aerator for Lower Lake
 - i. Mike Blevins proposed doing a small aerator for the lower lake that he would install from his property and help with the aeration of the water in the retention basin. The board agreed they need to do something more for the lower lake and agreed that they would be in favor of something like this occurring.
- f. Monument Wall
 - i. The monument wall keeps getting brought up, but there is not a location for a monument wall to be built except at the clubhouse. The board asked that Kevin put some communication out regarding that to the community.
- g. Signage leading away from the school
 - i. Speeding is still a concern exiting from the school area. The board asked if Kevin followed up with Boone County. Kevin stated that he did and there are no slow down signs that they have in the community, and they were looking at possible speed limit signs that need to be posted. The board asked Kevin to communicate back with Boone County and see about digital read out signs, so people see how fast they are going.

VIII. NEXT MEETING:

- a. The next meeting is scheduled for February 3, 2022

IX. ADJOURNMENT:

- a. Seeing no more discussion Mike motioned to close the meeting and David seconded the motion and it carried unanimously.

Sale



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Ringside Elite Free-Standing Fitness Punching Bag